

BOARD OF DESIGN REVIEW MINUTES

October 12, 2000

CALL TO ORDER: Chairman David Williams called the meeting to order at 6:30 p.m. in the Beaverton City Hall 1st Floor Conference Room at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman David Williams; Board Members Anissa Crane, Monty Edberg and Walter Lemon III. Board Members Hal Beighley and Stewart Straus were excused.

Associate Planner Colin Cooper, AICP, Associate Planner Tyler Ryerson, Transportation Engineer Sean Morrison and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Williams read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

OLD BUSINESS:

Chairman Williams opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

CONTINUANCE:

A. ADJ 2000-0001 -- BED, BATH & BEYOND REMODEL

(Continued from September 28, 2000)

The following land use application has been submitted to request an Adjustment approval for modifications to an existing commercial building at 12155 SW Broadway Street. The development proposal is located on Washington County Assessor's Map 1S1-15BB, Tax Lot 3200. The site is zoned Regional Center-Old Town (RC-OT) and is approximately 1.91 acres. This request is specifically in order to modify particular development standards of the RC-OT district and along major pedestrian routes. The adjustment request includes modifications to the

following development standards: maximum 5-foot front yard setback along major pedestrian routes, off-street parking location, 50% glazing along major pedestrian routes, 50% frontage along major pedestrian routes, locating the building on the corner of two major pedestrian routes, providing direct entry off major pedestrian route, and 5-foot landscape buffer between parking and the public right-of-way.

Associate Planner Colin Cooper reported that the applicant had withdrawn their application and a Public Hearing is no longer required, adding that he had distributed copies of Memorandum with this information.

NEW BUSINESS:

PUBLIC HEARING:

A. BDR 2000-0125 -- SW 170TH AVENUE ROADWAY PROJECT

Request for Design Review approval to improve SW 170th Avenue from SW Alexander Street in the north to SW Rigert Road in the south and SW Oak Street from SW 170th Avenue in the west to SW 160th Avenue in the east. The improvements include: widening the existing SW 170th Avenue roadway to three lanes with sidewalks and bikeways from SW Rigert Road to SW Farmington Road; widening SW 170th Avenue to five lanes from SW Farmington Road to SW Alexander Street; widening SW Oak Street to two lanes with sidewalks and bikeways from SW 160th Avenue to SW 170th Avenue; enhancements to the intersection of SW Davis Road and SW 160th Avenue; and off-site modifications to the parking area of *Our Lady of Peace Retreat House* near the intersection of SW 170th Avenue and SW Alexander Street. The roadway improvements are located in areas of both Washington County and City of Beaverton jurisdictions, and the Board of Design Review will evaluate the design of the roadway project only in the areas that fall within the city limits of the City of Beaverton.

The roadway improvement project is located along public right-of-way with the potential for acquiring additional public right-of-way properties adjacent to the roadway. Currently there are no map and tax lot numbers identifying the roadway and no zoning designation. SW 170th Avenue and SW Oak Street are roadways under the jurisdiction of Washington County; however, these roadways are identified as arterials in the City of Beaverton Functional Classification Plan. The off-site improvements to the parking lot of *Our Lady of Peace Retreat House* is located at 3600 SW 170th Avenue on Washington County Assessor's Map 1S1-08, Tax Lot 1400. This parcel is zoned Urban High Density (R-1).

Associate Planner Tyler Ryerson presented the Staff Report, describing the site and noting that this request includes areas of work within the limits of the City of Beaverton only. He discussed the history of the third Major Streets Transportation Improvement Program approved by the voters of Washington County in 1995, which included this particular project. He observed that in

March, 2000, Washington County Department of Land Use and Transportation was granted the opportunity to negotiate and purchase right-of-way and easements for the roadway work. He provided a brief summary of the proposed improvements and highlighted the four major areas affected by this project, including: 1) Cooper Mountain Elementary School; 2) frontage along the Burntwood West Subdivisions; 3) Our Lady of Peace Retreat House; and 4) at the intersection of SW 160th Avenue and SW Davis Road.

Mr. Ryerson discussed a communication received from Sister Anne Marie Warren of the *Franciscan Missionary Sisters of Our Lady of Sorrows*, dated October 12, 2000, and highlighted what he referred to as the major issues, including: 1) a request for a sound wall along their 170th Avenue roadway frontage; 2) a request for a curb-tight sidewalk; and 3) a gate at their intersection. He mentioned that this letter had made reference to this being a second request, observing that this is the first time he has had an opportunity to discuss this situation with the sisters, although the reference may be to negotiations with Washington County.

Concluding, Mr. Ryerson stated that staff recommends approval of the application, subject to Conditions of Approval identified within the Staff Report dated October 12, 2000, adding that any comments or questions could be addressed to Traffic Engineer Sean Morrison or himself.

APPLICANT:

FRANK ANGELO, representing Angelo, Eaton & Associates, introduced Bill Ihly, representing Washington County Capitol Projects Management Division; Tina Adams, representing Washington County Capitol Projects Management Division; Jim Evans, representing David Evans and Associates; and Wayne Bauer, representing W & H Pacific. He discussed the 1995 approval of the third Major Streets Transportation Improvement Program, which included improvements to 170th Avenue and Oak Street. He noted that this area covers approximately 2.4 miles from Alexander Avenue to Rigert Road, 0.8 miles of which are located within the limits of the City of Beaverton.

Mr. Angelo indicated highlighted sections on the board which depict the sections located within the City of Beaverton, emphasizing that although both 170th Avenue and Oak Street are facilities of Washington County, portions of both are located in the City of Beaverton.

Mr. Angelo discussed steps that have been taken over the past eighteen months during the project development phase, specifically the community involvement aspects and some of the project details. He noted that the Project Advisory Committee (PAC) includes nineteen members, representing the neighborhood, NACs, CPO, businesses and agencies. He mentioned that there have been 12 PAC Meetings, two Community Open Houses and ten NAC/CPO Meetings,

adding that they have also met individually with property owners to discuss the impacts and alternatives.

Mr. Angelo described the original three basic alternatives for both 170th Avenue and Oak Street, which include: 1) to widen equally on both sides of the right-of-way from the center line; 2) to widen exclusively on the west side of 170th Avenue; and 3) to widen exclusively on the east side of 170th Avenue. He expressed his appreciation of the efforts of staff, adding that the applicant agrees with the recommendations and Conditions of Approval. Concluding, he emphasized that the applicant is committed to work through the Project Advisory Committee process and offered to respond to any comments or questions.

On question, Mr. Angelo advised Chairman Williams that the applicant had basically settled on a mix and match of the three original options, rather than one specific option.

BILL IHLY, representing Washington County Capitol Projects Management Division, offered to provide a short explanation regarding the final mixture of the options. On question, he informed Mr. Lemon that citizen involvement would dictate which side of 170th Avenue would be widened.

Mr. Angelo mentioned that the applicant has had the opportunity to work with affected property owners, including Cooper Mountain School regarding future access plans and Our Lady of Peace Retreat regarding parking lot reconfigurations.

On question, Mr. Ihly advised Mr. Lemon that the applicant's goal is to obtain one bid package, separated into different phases, for simplicity. He mentioned that both Tualatin Valley Water District and Unified Sewerage Agency (USA) have proposed large projects that they would like them to become involved with.

Mr. Ihly and Mr. Angelo responded to various questions and comments regarding traffic signals, turn lanes, curbs, parking, lighting, screening, landscaping, street trees and sidewalks.

PUBLIC TESTIMONY:

GARY BLISS, expressed his support of the application as a citizen and a member of the Project Advisory Committee representing the West Beaverton NAC and recommending approval of this project.

SISTER ANNE MARIE WARREN, representing the Project Advisory Committee for the 170th Avenue Widening Project and *Our Lady of Peace Retreat*, submitted a letter, dated October 12, 2000, from the *Franciscan Missionary Sisters of Our Lady of Sorrows*, addressing their concerns with the effect of the proposed project on their ministry, business and the quality of their

lives. She read the letter, which included requests for a sound wall along their 170th Avenue roadway frontage, a curb-tight sidewalk, and a gate at their intersection. She also discussed the fence, gate and hedges, and responded to questions from members of the Board of Design Review.

REBUTTAL:

Mr. Angelo expressed his appreciation to Sister Anne Marie for her support and participation throughout the processing of this application.

Observing that most of the concerns expressed by Sister Anne Marie are not new, Mr. Ihly indicated the intent of the applicant to address these concerns as thoroughly as possible. He discussed several options available, expressing his regret that he has no response for the potential problems involving deer on the property.

Mr. Angelo and Mr. Ihly discussed potential options to address issues regarding sound barriers, screening, fencing, a gate, trees, landscaping, sidewalks, parking and access for emergency vehicles.

Traffic Engineer Sean Morrison described the parking lot layout for *Our Lady of Peace Retreat*, emphasizing that the design of the parking lot is a proposed option to be approved by the Board of Design Review, but other designs or changes could be achieved with later Design Review applications. He discussed staff's opposition to changing to curb-tight sidewalks.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Ms. Crane **SECONDED** a motion for the approval of BDR 2000-0125 -- SW 170th Avenue and SW Oak Street Roadway Project, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated October 12, 2000, including Conditions of Approval Nos. 1 through 17, plus additional Conditions of Approval, as follows:

18. A new vinyl-coated chain link fence and post system with vinyl slats, and/or a good-neighbor wood and/or masonry fence, shall be installed along the east side of the sidewalk on the east side of 170th Avenue across the frontage of the property located at 3600 SW 170th Avenue. The fence shall be the same height as the existing fence.
19. The same species of Arborvitae shall be planted at the same spacing on the east side of the fence described in Condition of Approval No. 18.
20. The Board of Design Review recommends that the largest of the landscape islands in the parking lot (Sheet 1B-23) at 3600 SW 170th

Avenue be reconfigured to allow emergency vehicle access to the main entrance of the building.

Motion **CARRIED**, unanimously.

APPROVAL OF MINUTES:

The minutes of August 24, 2000, as written, were submitted. Chairman Williams asked if there were any changes or corrections. Mr. Lemon **MOVED** and Ms. Crane **SECONDED** a motion that the minutes be adopted as written and submitted.

The question was called and the motion **CARRIED** unanimously, with the exception of Mr. Straus, who abstained from voting on this issue.

The minutes of September 28, 2000, as written, were submitted. Chairman Williams asked if there were any changes or corrections. Being the only member of the Board of Design Review in attendance of this meeting, Chairman Williams approved the minutes, as written and submitted.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 8:23 p.m.